

to let

Two Storey Retail Premises

123.9 m² (1,344 ft²)



82 Chapel Lane
Wilmslow
SK9 5JH

- Lovely Village Location
- Affluent Sought After Area
- Close to Wilmslow Centre
- Parking to Front & Rear
- Potential for Living Accommodation Above

MORGANWILLIAMS.com

01925 414909

Location

The property is located in Wilmslow, a thriving town and the third most affluent electoral ward in the whole of the country. The Wilmslow area is one of the most sought after residential locations in the UK and, together with Knutsford and Alderley Edge, forms part of Cheshire's "Golden Triangle."

The town benefits from excellent communications with junction 6 of the M56 motorway being within 5 miles. In addition, the A34 dual carriageway provides a direct link to junction 3 of the M60, and a number of outlying areas.

The property is situated on the outskirts of the Town Centre within an established and well-regarded residential area comprising mainly local retailers in the immediate vicinity.

Description

We are delighted to offer for rent a two storey mid terraced building with open forecourt parking to the front and rear yard.

Internally the accommodation comprises a former funeral home to the ground floor, together with storage to the first floor via an internal access stair.

The property would be suitable for a variety or retail based trades in this highly sought after Village location, which is surrounding by affluent housing.

Wc and kitchen facilities are provided at ground floor level.

Accommodation

Gross Internal Area

Ground	72.8 M ²	784 ft ²
First	51.1 M ²	550 ft ²
Total	123.9 M²	1,334 ft²

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £7,300.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2021/22: £3,642.

We understand the Small Business Rate relief will be reviewed on the 1st April 2022 and the current situation may be subject to change.

Lease Terms

Available by way of a new tenants full repairing lease for a minimum 3 year term.

Rental

£24,000 per annum.

VAT

We are advised that the above rental will not be subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score – G



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.